

SUMMARY OF RECOMMENDED ZONE CHANGES

1. CHANGE M-3 ZONING TO M-1 ZONING (refer to map of Area B)

Existing General Plan: I (Industrial)
Proposed Amendment: No Change

OBJECTIVE: Increase compatibility with nearby land uses such as parks, schools, and homes. Update zoning designations to reflect current land uses.

Land Use Analysis:

- Approximate Area: 9.1 acres

Total Lots	12 lots
Industrial Use	11 lots
Commercial Use	1 lot

2. CHANGE M-2 ZONING TO M-1 ZONING (refer to map of Area A, Area D, and Area E)

Existing General Plan: I (Industrial)
Proposed Amendment: No Change

OBJECTIVE: Increase compatibility with nearby land uses such as parks, schools, and homes. Update zoning designations to reflect current land uses

Land Use Analysis:

- Approximate Area: 36.8 acres

Total Lots	49 lots
Industrial Use	45 lots
Commercial Use	0 lots
Comm. /Res. Use	3 lots
Residential Use	1 lots

3. CHANGE M-2 ZONING TO C-3 ZONING
(refer to map of Area A)

Existing General Plan: I (Industrial)
Proposed Amendment: C (Major Commercial)

OBJECTIVE: Update current zoning to reflect development underway on specific property. Make zoning compatible with surrounding land uses.

Land Use Analysis:

- Approximate Area: 8.3 acres
- One (1) Vacant lot

4. CHANGE M-2, R-3, and A-1 ZONING TO O-S ZONING
(refer to map of Area A, Area D, Area E, and Area F)

Existing General Plan: O (Open Space)
Proposed Amendment: No Change

OBJECTIVE: Preserve parks and open space in the area by changing the zoning designation to better reflect the current use of the land.

Land Use Analysis:

- Approximate Area: 66.4 acres
- Four (4) parks make up this area.

5. CHANGE M-1 ZONING TO R-3 ZONING
(refer to map of Area A and Area D)

Existing General Plan: I (Industrial)
Proposed Amendment: 3 (Medium Density Residential)

OBJECTIVE: Update current zoning designation to better reflect current land uses which do not correspond to the existing zoning. Make zoning compatible with surrounding land uses.

Land Use Analysis:

- Approximate Area: 13.8 acres

Total Lots	103 lots
Industrial Use	6 lots
Commercial Use	2 lots
Residential Use	88 lots
Vacant Lots	6 lots

6. CHANGE M-1 ZONING TO R-2 ZONING
(refer to map of Area A)

Existing General Plan: I (Industrial)
Proposed Amendment: 2 (Low/Medium Density Residential)

OBJECTIVE: Update current zoning designation to better reflect current land uses which do not correspond to the existing zoning. Make zoning compatible with surrounding land uses.

Land Use Analysis:

- Approximate Area: 3.6 acres

Total Lots	76 lots
Industrial Use	11 lots
Commercial Use	4 lots
Residential Use	56 lots
Vacant	5 lots

7. CHANGE M-1 ZONING TO C-3 ZONING
(refer to map of Area A and Area C)

Area A

Existing General Plan: I (Industrial)
Proposed Amendment: C (Major Commercial)

Area C

Existing General Plan: 3 (Medium Density Residential)
Proposed Amendment: C (Major Commercial)

OBJECTIVE: Update current zoning designation to better reflect the current uses of the land. Increase compatibility with surrounding land uses.

Land Use Analysis:

- Approximate Area: 19.7 acres

Total Lots	100 lots
Industrial Use	18 lots
Commercial Use	60 lots
Res./ Comm. Use	7 lots
Residential Use	13 lots
Vacant lots	2 lots

8. CHANGE M-1-DP ZONING TO R3 ZONING
(refer to map of Area A)

Existing General Plan: 3 (Medium Density Residential)
Proposed Amendment: No Change

OBJECTIVE: Restore original zoning to render property in agreement with the surrounding zoning and land uses.

Land Use Analysis:

- Approximate Area: 0.65 acres
- One (1) vacant property currently for lease

9. CHANGE M-1-DP ZONING TO R-3 ZONING
(refer to map of Area C)

Existing General Plan: 3 (Medium Density Residential)
Proposed Amendment: No Change

OBJECTIVE: Restore original zoning to maintain consistency in zoning and future land uses. Make zoning compatible with surrounding land uses.

Land Use Analysis:

- Approximate Area: 8,000 sq. ft.
- One (1) property used for engine rebuilding

10. CHANGE C-3, R-2 & R-3 ZONING TO CPD
(refer to map of Area D)

Existing General Plan: 2 (Low/Medium Density Residential) &
3 (Medium Density Residential)
Proposed Amendment: C (Major Commercial)

OBJECTIVE: Update current zoning designation to better reflect the current development, which is under one ownership, and to eliminate the split zoning on the parcel.

Land Use Analysis:

- Approximate Area: 8,000 sq. ft.
- Front portion zoned C-3, rear portion zoned R-2 & R-3
- property used for furniture business with parking lot

11. CHANGE M-1 TO C3-CRS ZONING
(refer to map of Area C)

Existing General Plan: 3 (Medium Density Residential)
Proposed Amendment: C (Major Commercial)

OBJECTIVE: Update current zoning designation to better reflect the current uses of the land.

Land Use Analysis:

- Approximate Area: 160,000 sq. ft.
- Lots are a mixture of residential & industrial creating conflict in the land use of the area.